

**Beaufort County**

**Passive Parks Department**

**Passive Parks Work Plan**

---

**Prepared by:**  
**Stefanie M. Nagid, Director**  
**Passive Parks Department**  
**Beaufort County**

**Approved by County Council**  
**October 22, 2018**

**Updated: July 2023**



## Table of Contents

---

<b>SECTION</b>	<b>PAGE</b>
Acronyms and Definitions	2
Executive Summary	5
Introduction	6
Roles and Responsibilities	8
Monitoring and Security	11
Branding and Marketing	13
Public Use and Development	14
Passive Park Property Descriptions	17
Conservation Easements	36
Strategic Goals	37
Passive Park Priorities Table	38

## **Acronyms and Definitions**

---

### Acronyms

Beaufort County Community Development Code (CDC)  
 Beaufort County Parks and Recreation Department (PRD)  
 Beaufort County Passive Parks Department (PPD)  
 Beaufort County Planning and Zoning Department (PZD)  
 Beaufort County Sheriff's Office Environmental Crimes Unit (ECU)  
 Beaufort County Soil and Water Conservation District (BCSWCD)  
 Friends of Fort Fremont (FFF)  
 Geographic Information System (GIS)  
 Joint Ownership Agreement (JOA)  
 Marine Corps Air Station (MCAS)  
 Memorandum of Understanding (MOU)  
 National Estuarine Research Reserve (NERR)  
 Natural Resources Committee (NRC)  
 Natural Resource Conservation Service (NRCS)  
 Open Land Trust (OLT)  
 Planned Unit Development (PUD)  
 Port Royal Sound Foundation (PRSF)  
 Rural and Critical Lands Preservation Board (RCLPB or Board)  
 Rural and Critical Lands Preservation Program (RCLPP or Program)  
 State Department of Health and Environmental Control's (DHEC)  
     Office of Ocean and Coastal Resource Management (OCRM)  
 State of South Carolina Department of Natural Resources (SCDNR or DNR)  
 United States Department of Agriculture (USDA)  
 United States Department of Defense (USDOD)  
 Wildlife Management Area (WMA)

### Definitions

**Beach Access:** The possibility of providing access to the beach, a sandbar, or other sandy landscape feature.

**Camping Area:** An area designated for overnight sleeping that may be an earthen pad, raised or floating platform, and may or may not include a fire ring.

**Canoe/Kayak:** The possibility of providing water access to or from a creek, river, sound, or marsh system for non-motorized vessels.

**Concessions:** An approved lease or memorandum of understanding between the County and a private entity for the right to undertake a specific activity in return for services and/or financial gain. Also includes short or long-term facility and/or building rental agreements.

Events: The potential to charge a fee for private events such as, but not limited to, weddings, family reunions, or other social functions.

Parking Area: An area for motorized vehicles to park that may be impermeable or permeable surface materials.

Passive Park: Any fee-simple County owned or co-owned property purchased with Rural and Critical Lands Preservation Program designated funding. These properties may be developed and open for public access and passive recreation, or remain undeveloped open space closed to the public.

Passive Recreation: Recreation requiring little or no physical exertion focusing on the enjoyment of one's natural surroundings. In determining appropriate recreational uses of passive parks, the promotion and development of resource-based activities such as fishing, camping, hunting, boating, gardening, bicycling, nature studies, horse-back riding, visiting historic sites, hiking, etc., shall be the predominate measure for passive park utilization.

Paved Trails: Trails or pathways that are either paved, side-walked, or otherwise impermeable.

Picnic Areas: An area of picnic tables or open-air roofed structure with picnic tables, which may or may not also include some other form of seating and/or grills.

Pocket Park: A small open space available for informal activities in close proximity to neighborhood residences.

Regional Park: An open space of at least 75 acres available for structured and unstructured recreation.

Restrooms: An area designated for deposit of human waste.

Special Resource Area: An area of a historical or culturally significant feature (H/C), and/or some other specialty public use feature (PUF) such as, but not limited to, a wildlife viewing platform, fishing dock/pier, historical ruins or interpretive facility.

Tier 1: Passive park properties that are of the highest priority for improvements due to existing park plans, contracts, partners, agreements and/or funding availability.

Tier 2: Passive park properties that are of the second highest priority for improvements due to existing partners, agreements and/or funding availability.

Tier 3: Passive park properties that are of the third highest priority for improvements due to accessibility and future intent based on location.

Tier 4: Passive park properties that have already been developed and are currently open to the public, or will not be developed or open to the public due to access limitations.

Timber: The possibility of short or long-term silviculture management of the forested ecosystem.

Unpaved Trails: Trails or pathways that are earthen, boardwalked, or otherwise permeable.

User Fees: The potential to charge a mandatory or voluntary fee to visitors of the site either individually or as a group.

## Executive Summary

---

Beaufort County has been a frontrunner among local governments in land preservation since 1999 with the creation of the Rural and Critical Lands Preservation Program (RCLPP or Program), which is nationally known for preserving the landscape that makes the Lowcountry special.

In 2016, the Open Land Trust produced a report, *Stewardship and Public Use of Rural and Critical Lands*, which outlined how Beaufort County could allow public access and develop the passive parks while properly managing and maintaining all RCLPP properties. This report expands on those concepts and presents a framework for how Beaufort County is going to prioritize and implement management, improvements, and public use on RCLPP fee-simple properties.

Improvements may vary dependent upon the nature of any given property, however basic elements may include parking, restrooms, nature trails, boardwalks, open-air pavilions, camping facilities, water access, land management practices, and revenue generating activities compatible with the properties conservation values. Natural and cultural resources, development and improvements, operations and maintenance, and fiscal resource needs are all discussed in this report.

The opportunities on RCLPP properties are abundant and varied. Unique opportunities such as regional recreation area(s); private-public partnerships; partnerships with volunteer groups, local municipalities, and State and Federal agencies; eco-tourism concessionaires; and others exist.

In 2018, Beaufort County hired a Passive Parks Manager to oversee and initiate the evolution of the Program through well-informed stewardship goals and a continued focused on the Program's mission. In 2023, Beaufort County transformed the Passive Parks Program into its own Department, the Passive Parks Department. During the implementation process for each property, the Passive Parks Director will collaborate with Beaufort County citizens and stakeholders in order to provide lifetimes of public use and enjoyment of RCLPP properties.

The goals of this report are to:

- Define the roles and responsibilities for County staff, volunteers, and Boards to develop and manage the public use of the passive parks and management of RCLPP properties,
- Designate appropriate monitoring and security measures needed,
- Describe passive park branding and marketing standards needed,
- Outline natural resource management needs, public use opportunities, and revenue generation for RCLPP properties,
- Describe maintenance and operations resources and needs for RCLPP properties; and
- Provide a framework for long-term strategic goals for the Passive Parks Department.

## Introduction

---

### Community Profile

Beaufort County has some of the most scenic and ecologically sensitive land in the United States. The ecological treasure that is the Lowcountry features unique habitats, scenic views and recreational destinations, all of which contribute to the quality of life in Beaufort County. Since this lifestyle is a fundamental part of the attraction to Beaufort County, protecting this environment is an economic imperative.

The scenic and sensitive resources are varied and numerous. Plant communities bring beauty and definition to the landscape. Lying in the coastal zone, Beaufort County forests include bottomland hardwoods, pine woodlands, oak-hickory forests, cypress-tupelo wetlands, and maritime forests. Beaufort County has eight plant and animal species federally or State listed as threatened or endangered, with an additional forty-seven identified as imperiled on a global or state scale. Loss of habitat is the primary cause of species imperilment.

The almost forty linear miles of beaches are an important mainstay of the tourism economy, with the dune systems forming the first line of defense against astronomical tides and sea level rise, and provide important wildlife habitat. Water, however, is the resource that truly defines Beaufort County. Rivers, estuaries, wetlands, and the Atlantic Ocean forms the scenic backdrop that makes Beaufort County such a special place. The County consists of 468,000 acres and 51 percent are tidally influenced rivers, creeks or marshes. The quality of these waters has been at the forefront of the Beaufort County conservation efforts, and the Rural and Critical Land Preservation Program (RCLPP or Program) has focused much of its efforts on buffering the May, Okatie, Broad and other rivers and their watersheds.

Beaufort County of the 1950's featured rural farming communities and fishing villages. The City of Beaufort was a commercial center, and Hilton Head had not yet become an incorporated town. Today, resort development is predominant on the Sea Islands, large swaths of land have residential development, and Beaufort and Port Royal have grown and attract creative, enviable clienteles. The communities south of the Broad River have experienced even more growth and change. Bluffton has grown into a major presence in the Lowcountry and much of its growth now occurs in and around its city limits. Hilton Head is well recognized for its attractions and its own efforts at resource conservation.

The 1980 census placed Beaufort County's population at 65,364. In 2008, the population had grown to 146,743. By 2015, the population had grown to 179,589. By 2030, the population of Beaufort County is expected to be 261,017. In 2015 the area comprising Beaufort and Jasper counties had the fourth-fastest growing population along the East Coast.

### Rural and Critical Lands Preservation Program Profile

A sensitive environment coupled with rapid growth presented a delicate balance for the development of Beaufort County. Economic growth is critical to the economic quality of life of residents, but little tolerance exists for environmental degradation by county citizens. Maintaining this balance is a key reason for the establishment of the RCLPP and why it continues to be an essential element in managing Beaufort County's growth. The County was experiencing unprecedented and widespread growth in the 1990's, and

the anticipated effect was a sharp decline in the quality of life for the citizens of Beaufort County. The environmental impact of rapid growth was perceived as a major detriment to the quality of life.

With its genesis rising out of the first County Comprehensive Plan, the RCLPP became a partial answer to the growth pressure, and in 2000 the first bond referendum for \$40 million to fund land purchases was put before the citizens of Beaufort County. It passed with 73% of voter approval. Four additional referenda followed in the next 18 years. These were the 2006 referendum for \$50 million to fund land purchases (76% approval); the 2012 referendum for \$25 million to fund land purchases and passive park improvements (62% approval); the 2014 referendum for \$20 million to fund land purchases and passive park improvements (73% approval) and the 2018 referendum for \$25 million to fund land purchases and passive park improvements (70% approval). As a result, more than 28,000 acres of land either in fee simple purchase or conservation easements have been protected through the Program. Additionally, the 2016 Public Opinion Survey conducted by Clemson University's Strom Thurmond Institute for the Beaufort County Planning and Zoning Department confirmed the public's commitment and support of conservation areas (97%) and the desire for the ability to access those areas (86%).

### **Passive Parks Department Profile**

The benefits of open space and parks are well documented. Research shows that parks overwhelmingly enhance the quality of life of citizens, contribute to community health and vibrancy, and promote economic development, tourism, and education. In 2020, outdoor recreation contributed \$374 billion dollars to the U.S. GDP (1.8%), which was twice as much as vehicle production and three times as much as the oil and gas industry contributed. Property values are generally higher when they are next to or near open space and the typical return for every dollar invested in conservation is between \$1 and \$4. Many of the RCLPP properties have abundant potential for public passive recreation and use. Enhanced land management will continue the voters' environmental mandate to protect the natural resources and quality of life of Beaufort County, and increased improvements for public use furthers the taxpayers return on their investment in the Program.

RCLPP lands have been deemed special by the community and acquired properties have scenic views, water access, or historic significance. Proper stewardship of these natural resources is fundamental to land management and the protection of the conservation values of these properties. Providing more opportunities for the public to enjoy these lands, without harming the intrinsic conservation value, is the natural progressive evolution of the Program. Beaufort County created the Passive Parks Department in 2023 as its commitment to the long-term management and maintenance of RCLPP lands for proper land stewardship and public access, with the focus on protection of the originally intended conservation values.

This report presents a framework for how Beaufort County is going to prioritize and implement improvements and public access opportunities on RCLPP properties. Individual passive park planning and design is not part of this report. Passive park specific management and improvement plans will be created inclusively with appropriate stakeholders, and as funding becomes available, in order to include community needs assessments and to better understand the population individual passive parks will be serving.



## **Roles and Responsibilities**

---

Public ownership of real property is a detailed part of governance. According to Article XII of the South Carolina State Constitution, under Section 1 of the Function of Government, the “health, welfare, and safety of the lives and property of the people of this State and the conservation of its natural resources are matters of public concern”. Properly managed public lands are an asset to the community. Failure to manage them threatens resources, creates problems with the continuity of the landscape, and liabilities become costly issues for the taxpayer. This basic government function is even more important when RCLPP properties are involved. These lands have unique qualities and conservation values, which have been determined to be important to the livability of Beaufort County by its citizens through their votes for the bond referenda. Taxpayer money has been used to preserve these lands and they require special management to ensure the resources are conserved while still being available for public access.

### **Beaufort County**

Stewardship is a broader and more comprehensive type of property management than basic maintenance and involves managing property resources with three achievable goals: sustainability, multi-use, and revenue generation. The first stewardship goal is to promote sustainability and safeguard the conservation values and natural resources from being compromised. The second stewardship goal is to promote multi-use of RCLPP properties while protecting conservation values. Public lands develop constituencies across a broad spectrum of users. Each user group will have its own vision for use of the land. An important consideration is to ensure that users have adequate access and the County adequately meets user needs to the extent practicable. The 2016 opinion survey has been the first step to determine general user needs and vision for RCLPP properties. As funding is available to implement park improvements, additional stakeholder meetings will be conducted to determine the specific user needs for an individual property. The third goal is to generate revenue from the land in an ecologically sustainable manner to assist with the maintenance and operations of the RCLPP properties. As long as a revenue generating activity is consistent with the RCLPP property conservation values, it warrants evaluation for revenue potential. Proceeds from these activities will be placed in a dedicated Passive Parks special revenue fund for use in continued management and/or to match grant opportunities.

Since the year 2000, the Beaufort County Planning and Zoning Department (PZD) has been the housing center for the RCLP Program. Upon the establishment of the RCLP Program, the County Council created the Rural and Critical Lands Preservation Board (RCLPB or Board). The Board is comprised of one member from each of the 11 County Districts, who are nominated by the council member in their district and approved by the full County Council. Each Board member serves a four-year term and can seek reappointment. The RCLPB was assigned specific duties, which include:

- 1) Developing and recommending to County Council, for adoption by resolution, a set of Beaufort County Rural and Critical Lands Preservation Program GreenPrint to guide the identification and prioritization of parcels to be acquired through the Program.
- 2) Identify, prioritize and recommend to County Council rural and critical lands to be acquired through purchase of development rights, the option to purchase development rights, the fee simple purchase of property, or the exchange and transfer of title to parcels, as provided for in the County Council’s adopted Beaufort County Rural and Critical Lands Preservation Program Ordinance.

- 3) Promote, educate and encourage landowners to participate in the County Rural and Critical Lands Preservation Program.

At the time of this report, the Open Land Trust (OLT) was under contractual agreement with the County, and worked on behalf of the County, to identify and investigate candidate properties for conservation, negotiate the purchase of the properties, and bring potential acquisitions to the RCLPB for consideration and approval. Additionally, of the properties that are in conservation easements, OLT holds most of those and has the legal responsibility to monitor them at least once annually and to ensure the easement terms are being upheld. So long as a County-initiated conservation acquisition program remains in effect, the County will contract with an accredited Land Trust, a qualified South Carolina real estate licensed agent/broker, or internally hire an appropriately qualified employee to continue these duties.

In 2023, County Council created the Beaufort County Passive Parks Department (PPD) to further the evolution of management, maintenance and public access of RCLPP properties. The PPD Director will continue to coordinate/collaborate with the PZD staff and the contracted Land Trust/Agent/Employee on acquisition priorities. The PPD Director will collaborate with partners and stakeholders in creating park specific management, use, and development plans. Other duties of the PPD Director include ordinance and policy development, contracting, grant writing and submittal, coordination with local municipalities, state/federal entities, and other County departments, and relationship building with partners. Although the planning process for passive park development will require input and feedback from partners and stakeholders, the County will maintain approval rights for any plans and expenditures related to RCLPP properties at the County Council's behest.

The Beaufort County Parks and Recreation Department; Facility Management Department, Public Works Department and Capital Improvements Projects Department have been identified as the best sources for immediate and basic construction and maintenance needs on passive parks. Duties of these various County Departments include construction project oversight, janitorial services, trash pickup, parking area and trail cleaning, gate opening and closing (if applicable), and structural maintenance and repairs. Additionally, items of larger maintenance need, or special projects, include constructing or repairing a road, building stormwater ponds, and oversight of capital improvement projects. Some maintenance functions have been assumed by Friends groups, non-profit partners, or local municipalities. This cost-effective approach works well on certain properties, but would not be able to be applied County-wide. Construction and maintenance needs for each property will be discussed and determined on a case-by-case basis and as assigned by the PPD Director. Long-term goals may include hiring building or maintenance contractors and/or dedicated passive park maintenance staff.

### **Local Municipalities**

Some of the most successful partnerships to maintain County lands have been through local partnerships between the County and a local municipality. Municipalities located in Beaufort County include the Town of Hilton Head, the Town of Bluffton, the City of Beaufort, the Town of Port Royal, and the Town of Yemassee. These partnerships have tremendous benefit to both the municipality and County and will be pursued where needed and appropriate. Through Memorandum of Understanding (MOU), Joint Operating Agreements, or Lease agreements, the County and a local municipality can agree on the terms of responsibility for maintenance and operations on a case-by-case basis.

**Friends Groups/Volunteers**

Some Friends groups have formed in recent years with a focus on a particular passive park. These groups “adopt” a property and collaborate with the County by bringing their aptitudes forward and providing input on the adjacent community’s use needs and assisting the County with operations and maintenance, where feasible. Friends groups are particularly helpful with low-impact, but high maintenance, situations such as trail maintenance, litter pickup, and gardening. The County and Friends mutually benefit by having more eyes on the park to ensure proper use as well as having a well-maintained and enjoyable park experience for the public. The County will continue to coordinate with citizens, volunteers, and Friends groups as need and opportunity arises during the on-boarding of individual passive parks. The County will enter into an MOU, Operating Agreement, or Lease with each group, which will detail duties and responsibilities, as needed.

**Public-Private Partnerships**

A resolution was adopted in 2012 outlining Beaufort County’s policy in regards to public-private ventures for use on RCLPP properties, which allows for the use of private enterprise to utilize parkland. This resolution set the stage for alternative partnership opportunities that restricts uses on sensitive lands and brings awareness to the unique resources of the County. Public-private partnerships also benefit the County through operations and maintenance opportunities as well as revenue generation. Revenue may be generated through rent/lease agreements, ecotourism services, and other possibilities. The County will continue to pursue these partnerships, and establish formal agreements that detail duties and responsibilities of each party, where feasible and so long as the partnership is compatible with the property conservation values.

## **Monitoring and Security**

---

At a minimum, properties managed by the Passive Parks Department (PPD) require proper monitoring and security measures to ensure properties are not a liability and there is no damage to the conservation values. Monitoring and security measures will be in the form of the following:

Passive Park Ordinance: The first step to ensure proper security and enforcement of unwanted and unlawful activities on PPD properties is the adoption of a Passive Parks Ordinance, which will detail hours of operation, allowable and unallowable activities, and more. This ordinance was adopted by County Council on December 10, 2018 (2018/53) as Chapter 91 of the Beaufort County Municipal Code.

Gates and Keys: The most basic security measure is fencing and/or gating property to control access. Regulating access allows the County a measure of control over inappropriate uses of property. Properties may have gates that restrict vehicular access but not necessarily pedestrian access. Proper gating brings the need for a controlled and organized system of keying. The PPD Director maintains a master key lockbox for all gates and facilities located on PPD properties. Any requests for events or use that would require the use of a key will be provided in writing to the PPD Director for approval and scheduling.

Boundary Posting and Signage: Posting the boundaries and clearly identifying property as belonging to Beaufort County is imperative. Property boundaries may be fenced or painted, depending on the nature of the property, and small boundary signs will be placed as necessary for proper law enforcement of the County code. Standard entrance signs will be installed at the designated public access points to ensure clear and proper ingress and egress for the public. Emergency access locations may be located on a case-by-case basis dependent upon 911 service needs. All signage will comply with County or local municipality ordinances and Passive Parks Marketing and Branding standards.

Inspections and Enforcement: Proper management requires regular inspection. Dumping, poaching, and trespassing harm conservation values and prevents safe public use. Currently, the Beaufort County Sheriff's office Environmental Crimes Unit inspects RCLPP properties and investigates environmental crimes on a routine basis. In the future, the PPD Director anticipates at least 3 dedicated staff to assist in daily park inspections, trash pickup, basic maintenance, and reporting for all PPD properties. However, the PPD Director will continue to closely coordinate with the Sheriff's office to ensure timely enforcement of rules and regulations, should problems occur. The PPD Director will also coordinate with the state Department of Natural Resources on various properties where hunting or special resources are of State interest. Additionally, conservation easements require annual monitoring. The majority of conservation easements are currently held by OLT, which does annual inspections and monitoring on those properties. Some conservation easements are held by the County and PPD staff will continue to inspect and monitor those properties, as listed in the Conservation Easement section of this report.

Record Keeping: When a RCLPP property is purchased, the contracted Land Trust/Agent/Employee maintains files for the property through the time of closing; and the Attorney-at-Large keeps copies of all the closing documents. After a property closes, the PPD maintains a master file of the property details, provides an update to the County GIS Department to ensure accurate representation in GIS, and evaluates the property for natural resource and public use potential. Additionally, this report will be a supporting

implementation tool of the Natural Resources Element of the County Comprehensive Plan, which will be reviewed and updated on a 5-year basis. Each property may also have its own Management Plan, which will be drafted after the stakeholder vetted conceptual planning phase and approved by County Council. The individual management plans may include items such as natural and cultural resource inventories; current property description; any known legal restrictions; land management goals, objectives, and schedule; maintenance and monitoring needs; a business plan (if appropriate); and identification of any resource threats and potential solutions.

## Branding and Marketing

---

Marketing and branding of passive parks is a key part of the overall recognition of these properties. Recognizable branding with a compelling vision, and marketing of that vision, will be a concept that needs to be fully developed.

The RCLPP has done a notable job of branding and using recognizable themes during the acquisition period. This includes common phrases like “Protecting Working Farms”, “Keeping Jets in the Air”, and “Maintaining Clean Water”. These are relatable catch phrases and the public understands the message. Specific branding will be developed for the PPD properties, including standards in language, signage, and construction design.

Marketing promotes visibility and ultimately usability, thereby integrating economics into the planning process. Land management and passive park development is an important part of increasing real estate values, promoting tourism, creating a healthier community, attracting businesses and creating a better labor pool, promoting and growing the aquaculture industry, and other types of economic development. It also is a critical way to address some of the needs of the community and leverage the monetary contribution of the taxpayers through the referenda beyond natural resource conservation.

The development of a branding and marketing strategy may be completed by County staff or through the contracting of a media firm. However, any strategy will maintain flexibility for compliance with County and local municipality ordinances, rules, and regulations. Additionally, a branding and marketing strategy will also incorporate standards on how co-owner, partner, and other contributing third-party logos may or may not be used on County property. For instance, parties that hold title to a piece of land may have their logos displayed on entrance signs and access points, however, in-kind partnerships may have their logos displayed in areas and on items that were contributed to the park or facility.

## **Public Use and Development**

---

### **Public Opinion Survey**

To obtain community input on the potential uses of RCLPP properties, in 2016 the County contracted Clemson University's Department of Parks, Recreation, and Tourism Management and Strom Thurmond Institute to conduct a community survey of Beaufort County residents, non-resident property owners, and workers, regarding their views. Of the survey participants, 96.14% were residents, 3.40% were non-resident property owners, and 0.46% were non-resident workers.

Some of the most significant results were:

- 97% identified a positive impact on their overall quality of life from conserved lands, confirming the public's commitment to the preservation of important natural and conservation areas.
- 86% believe conservation lands should be more publicly accessible and 93% believe continued protection of those lands is important if they are made accessible.
- 65% believe that conservation lands contribute a great deal to the County's economic prosperity.
- Top passive use activities include nature-based activities, with a focus on enjoying view sheds, wildlife, and hiking. Activities such as fishing, running, kayaking, and biking were also preferred.
- Over 83% of respondents are willing to travel over 3 miles to visit a passive park and over 57% would travel 6 miles or more to visit one of the County's passive parks.
- The survey showed the desire to emphasize the basic needs of users, including access to bathroom facilities, hiking trails, and trash cans.
- Over 50% of respondents said they would pay between \$1 and \$4 in user fees per passive park visit.

This survey provided key information about relationships between the community and preferred activities and amenities on the RCLPP properties. The survey also indicated a strong directive to uphold the natural and/or cultural values of conservation lands, while still leaving ample opportunity for complimentary activities that do not diminish the property's conservation values. This opinion survey is an important tool for outreach and engagement with County residents. Ongoing citizen engagement, education, and transparency as passive park development projects come on-line will be implemented through the planning, design, and construction phases of each passive park.

### **RCLPP Property Classifications**

Each RCLPP property the County owns has unique ecological, historical, and/or cultural values important to the County. In 2016, a resource inventory to gather information about the properties was completed and provided a starting point for the creation of this report. The Passive Parks Director inspects every RCLPP property in the field and then evaluates using GIS data layers, existing baseline documentation, and surveys to better assess location, physical characteristics, existing restrictions, security issues, resources, and possible opportunities and constraints.

The RCLPP properties are highly variable in size and character and include vistas, islands, maritime forests, planted/naturally regenerated pine, freshwater and saltwater wetlands, river buffers, agricultural fields, and hardwood forests. Most fee-simple properties are solely owned by the County, but several are jointly owned with another entity, such as a local municipality, OLT, the South Carolina Department of Natural Resources, or with a restrictive easement with the Department of the Navy-Marine Corps Air Station. Joint

ownership can be an asset to the County, often bringing resources to manage and maintain the property. In some cases, the joint ownership agreement, MOU , our restrictive easement dictates how and when the property can be utilized.

One of the first steps to any land management program is having a firm understanding of the property owned, its assets, and resource definitions. In 2011, County staff and the RCLP Board produced a land classification system for this purpose. The classification system listed below is a snapshot of the fee-simple RCLPP properties, categorizing property into four types. This system is not intended to be a recommendation for a specific property use or intensity of use, but rather provides an initial indicator of what the property could accommodate as far as use.

**Table 1. RCLPP Fee-Simple Property Classifications**

<b>Classification</b>	<b>Association</b>	<b>Intended Use</b>	<b>Extent of Development</b>
<i>Passive Park</i> (E.g.: Widgeon Point Preserve)	Outdoor passive recreation	Conserve the natural resources while providing outdoor passive recreational experiences. Conservation values shape the type and intensity of use.	Properties can accept a moderate level of park development for public use. These may not all be developed into parks, but the opportunity exists if conservation values are protected.
<i>Recreational/ Special Use</i> (E.g.: Oyster Factory Park)	Active park	Opportunities for more frequent and varied use including daily public access to the water, group use, bike trails, agriculture, forestry, etc.	Property can withstand frequent use and more intense forms of infrastructure including boat docks and buildings.
<i>Special Resource Site</i> (E.g.: Altamaha Town Heritage Preserve)	Archaeological sites, rare habitats or species, forestry/agriculture	Resources of high significance. Low tolerance for development. Visitor traffic on these properties limited or available to be managed for a specific resource.	Natural and/or cultural resources are the primary focus of management activities with a high level of sustainability and sensitivity to the fragile environments.
<i>Open Space</i> (E.g.: The Green)	Green space, vista, islands, buffers, forestry agriculture	Protect scenic character. Most too small for infrastructure or not properly located to be developed into a park.	Low intensity or no management required on these sites. Many of these properties have limited or no access.



Additionally, the Beaufort County Community Development Code defines the following:

- Passive Recreation: Recreation requiring little or no physical exertion focusing on the enjoyment of one's natural surroundings. In determining appropriate recreational uses of passive parks, the promotion and development of resource-based activities such as fishing, camping, hunting, boating, gardening, bicycling, nature studies, horse-back riding, visiting historic sites, hiking, etc., shall be the predominate measure for passive park utilization.
- Regional Park: An open space of at least 75 acres available for structured and unstructured recreation.
- Pocket Park: A small open space available for informal activities in close proximity to neighborhood residences.

### **Development and Permitting**

As RCLPP properties come on-line for providing public access opportunities, the County must work through the development and permitting process. Development, for the purposes of the passive park properties, is defined as any public access and use improvements which may include, but are not limited to, earthen trails, paved trails, boardwalks, pervious parking, paved parking, signage, gates, fencing, kiosks, kayak launches, piers, docks, restrooms, wildlife viewing blinds, observation decks, interpretive centers, event buildings, and other associated infrastructure to support such.

Once an initial vision has been formed, the first step in the development phase is to create a Conceptual Master Plan. This plan will bring the vision to life and will be able to be shared with stakeholders and partners for feedback and input. When a concept is finalized, the next step is to draft the detailed Architectural and Engineering Plans, which will be used throughout the permitting and construction process. Due to the expertise and time required to create these plans and work through the permitting process, but dependent upon funding and the type of improvements needed, a lead engineering firm may be hired to be the point contact for coordination with the Passive Parks Director and the Capital Improvements Projects Department.

If a RCLPP property is solely within unincorporated County limits, the PPD and CIP staff will follow the routine PZD permitting process with submittals to the Design Review Board and Staff Review Team as needed. County staff are committed to maintaining full transparency in the planning, permitting and contracting procedures for development of passive parks. If a RCLPP property is located within a local municipality's jurisdiction, then the permitting approval will follow that local municipality's permitting process. However, the County will apply either the County's or the local municipality's stormwater standards, whichever is the higher standard, to all passive park projects.

## **Passive Park Property Descriptions**

---

The following property narratives will generally describe each fee-simple RCLPP property, its classification and development code type, public access status, natural and/or cultural significance, any known deed restrictions, land management needs, public use potential, and potential revenue generating activities. The properties are listed in alphabetical order, however a priorities table can be found at the end of this report.

### **Adams**

Acreage: 57.17

Classifications: Passive Park, Passive Recreation

Status: Closed to the Public

The Adams property is upland forest with planted pines and is adjacent to several other protected conservation easement properties. Two wetland drains traverse the property. The planted pines are substantial in size, but location limits the ability for silviculture. Access to the property is along an asphalt road and there is no existing infrastructure on the property. Additionally, Beaufort County granted a restrictive easement to the Department of Defense on this property. Due to the location and wetlands on the property, land management activities will be minimal and may include vegetation management and invasive exotic plant control. Immediate management needs include improved County staff access. Passive recreation on this property may be limited due to resource constraints. Revenue generation is not anticipated on this property.

### **Altamaha Town Heritage Preserve**

Acreage: 100.07

Classifications: Special Resource Site, Passive Recreation

Status: Open to the Public

Location: Old Bailey's Road, Okatie

Altamaha is a site of significant archeological and historical Native American artifacts dating back to the early 16th Century. Listed on the National Register of Historic Places, this site was the home of the Yemassee tribe chief and contains two burial mounds and other artifacts, as well as a Civil War gravesite.

The property can be accessed from Old Bailey's Road and the current improvements include an interpretive sign, picnic tables, benches and a small gravel parking lot. A single gated trail, open to hikers, traverses the property emerging from an oak hickory forest to a scenic vista overlooking the Okatie and Colleton Rivers. Along with Fort Fremont, this is probably the best representation of historic preservation by the Program and could be the highlight of a Native American Heritage Trail in Beaufort County.

Altamaha is jointly owned by the County and DNR. A document associated with the deed restricts the activities and uses of the property and a management plan has been completed by DNR. Due to the importance of the artifacts, public access to the property will be restricted to passive use only and land management activities will be restricted to those that cause no soil disturbance, but may include prescribed burning, invasive exotic plant control, and chemical and/or hand control of vegetation. Existing property

improvements include boundary fencing, parking area, an earthen trail, picnic tables and benches. Revenue generation is not anticipated at this site.

### **Amber Karr**

Acreage: 12.55

Classifications: Open Space

Status: Closed to the Public

This property was acquired to preserve wildlife habitat and is located off Broad River Drive in Shell Point. Access to the property is between two driveways, which makes this property unsuitable for public access and recreation. There are currently some neighborhood owners with fence encroachments onto the County owned property. Due to the size, location, and nature of the property, land management activities will be minimal and limited to vegetation management and invasive exotic plant control. Immediate management needs include improved County staff access. Passive recreation on this property is not recommended. Revenue generation is not anticipated at this site.

### **Amgray**

Acreage: 20.78

Classifications: Open Space

Status: Closed to the Public

This property was donated to Beaufort County and consists of a combination of pine-hardwood forest and wetlands, with a stormwater ditch and power/gas line transecting the property. Access is directly off Highway 21, however the limited access, wetlands and surrounding land use make this property unsuitable for public access and recreation. Due to the size, location, and nature of the property, land management activities will be minimal and limited to vegetation management and invasive exotic plant control. Immediate management needs include improved County staff access and enforcement of illegal hunting. Revenue generation is not anticipated at this site.

### **Bailey Memorial Park**

Acreage: 54.34

Classifications: Passive Park, Passive Recreation

Status: Open to the Public

Location: Confederate Ave, Bluffton

Bailey Memorial Park is located in the Alljoy Community in the Town of Bluffton. It is primarily comprised of mixed hardwood freshwater wetlands and pine flatwoods, with a small area of climax sandhill habitat. The County granted restrictive covenants on this property that limit future use. Potential public use opportunities for this property are mainly pedestrian trails for hiking, biking and wildlife viewing. Due to the relatively high density of residential housing surrounding three sides of the property, land management would be limited to vegetation management and invasive exotic plant control. Prescribed fire may not be possible due to numerous smoke sensitive areas within close proximity to the property. Revenue generation is not anticipated on this property.

**Barrell Landing**

Acreage: 49.08

Classifications: Passive Park, Passive Recreation

Status: Closed to the Public

Barrell Landing was purchased as part of a larger effort to prevent the Okatie River from further decline. There currently is no adequate access or parking and water access is limited. The property is primarily comprised of planted pine and wetlands; and a recently constructed stormwater pond is also located on the property. Some potential public use opportunities for this property may include pedestrian trails and an open-air pavilion with picnic tables. Until such time as a conceptual passive park plan can be developed, land management will be needed in the form of timber thinning, mechanical/hand vegetation control, prescribed burning, and invasive exotic plant control. Due to limited access issues, future plans for land management and passive recreation opportunities are a low priority.

**Bathey-Wilson**

Acreage: 63.55

Classifications: Passive Park, Passive Recreation

Status: Closed to the Public

The Bathey-Wilson property is located along Eugene Drive on northern Lady's Island and contains mixed pine-hardwood, mostly naturally regenerated, that grades into maritime forest and eventually the marshes of Broomfield Creek. The property is in close proximity to Jack Island where bald eagle nests have been identified. Beaufort County granted a restrictive easement to the Department of Defense on this property, but the easement allows for a passive park with some limitations. Land management and public use activities will need to be fully vetted through a stakeholder process to ensure appropriateness as it pertains to the terms of the restrictive easement. Due to the size and location of this property, there are a variety of public uses could be provided, however this property is a low priority due to accessibility and trespassing issues. Until such time as a conceptual park plan can be developed, land management may be needed in the form of vegetation management and invasive exotic plant control. Silviculture management is not suitable on this site due to the location difficulties for timber harvest equipment. Revenue is not anticipated at this site.

**Baxter**

Acreage: 25.29

Classifications: Open Space

Status: Closed to the Public

The Baxter parcel, located along John Baxter Lane off of Okatie Highway, was purchased as part of the larger effort to prevent the Okatie River from further decline. There is currently no adequate access or parking to this parcel. It is comprised of mostly wetlands with some mix pine/hardwoods, with salt marsh and creek breaking up the uplands and wetlands along the linear parcel. Due to the inaccessibility and nature of this property, land management is limited to debris removal, vegetation management and invasive exotic plant control. Passive recreation is not recommend on this property. Revenue generation is not anticipated at this site.

**Beach City Road**

Acreage: 7.29

Classifications: Special Resource Site, Passive Recreation

Status: Open to the Public

Location: Beach City Road, Hilton Head Island

The Beach City Road parcels were purchased jointly by the County and the Town of Hilton Head to provide a buffer for and protect the Town's Mitchelville Freedom Park, which is adjacent to the five roadside parcels. The combined property is located within the historic footprint of Mitchelville, the first Freedman village in the post-Civil War South, and was listed on the National Register of Historic Places in 1988. In 2020, the Mitchelville Preservation Project, a non-profit organization dedicated to the preservation and education of the freedmen of Mitchelville, in partnership with the County and the Town of Hilton Head, completed a Master Plan for the park and adjacent County co-owned property.

Any land management activities, property maintenance needs, public use, and revenue opportunities will be discussed and included in the Mitchelville Master Plan. In 2022, a lease agreement between the County, Town of Hilton Head and Mitchelville Freedom Park was executed that details specific duties and responsibilities as park improvements continue to be developed and implemented.

**Bermuda Bluff**

Acreage: 24.66

Classifications: Passive Park, Passive Recreation

Status: Closed to the Public

Bermuda Bluff is located on St. Helena Island off Bermuda Bluff Road and surrounds an additional 1 acre of County owned property frequently used for bank fishing. The property is a mix of mixed pine-hardwood uplands, maritime forest and salt marsh. Due to the size, location, and accessibility of this property, there are a variety of public uses that could be provided, including improved parking and bank fishing, pedestrian trail, and a small open-air pavilion with picnic tables. Land management on this site would be limited to vegetation management and invasive exotic plant control. Revenue is not anticipated at this site.

**Bluffton Park**

Acreage: 9.65

Classifications: Open Space

Status: Closed to the Public

Bluffton Park is co-owned by the County and the Town of Bluffton. The property is almost entirely composed of wetlands and was purchased to address drainage issues that would have been created by development. The Town of Bluffton inspects the property and maintains the drainage flowing through the property to the north. The property is adjacent to Red Cedar Elementary School and the Town has expressed a strong desire for boardwalks through the property. However, due to the extensive wetlands and expense of boardwalk construction, no plans have yet to be conceived. Further discussions about public access and use for this property would be needed. Due to the size and nature of this property, land management activities are not needed or will be limited to vegetation management and invasive exotic plant control as necessary. Revenue generation is not anticipated at this site.

### **Boundary Street Vista**

Acreage: 1.70

Classifications: Open Space, Pocket Park

Status: Open to the Public

Location: Boundary Street, Beaufort

Three parcels contribute to the Boundary Street Vista property, located along the south side of Boundary Street in the City of Beaufort. These parcels have beautiful scenic views of salt marsh along a narrow corridor, which also connects to a boardwalk and sidewalk system connecting to the Spanish Moss Trail. Although this one parcel is County owned, the County, OLT and City worked together on additional acquisitions for the creation of a linear pocket park. Continued coordination between the County, OLT and City is necessary to ensure adequate stakeholder involvement in any future public use and improvements. Due to the size and nature of this property, land management activities are not needed or will be limited to vegetation management and invasive exotic plant control as necessary. Revenue generation is not anticipated at this site.

### **Brewer Memorial Park**

Acreage: 1.00

Classifications: Open Space, Pocket Park

Status: Open to the Public

Location: Sea Island Parkway, Lady's Island

Brewer Memorial Park is a small pocket park located at the base of the Woods Memorial Bridge on Lady's Island adjacent to the County-owned Whitehall Boat Landing along Factory Creek. The site offers a beautiful vista and green space in an urban area. Brewer Memorial Park contains a fishing pier/dock maintained by the County, a small parking area, and green space for dog walking, observing the water, and birdwatching.

Brewer Memorial Park is jointly owned by the County and OLT, who assumes responsibility for the maintenance of the property, with the exception of the fishing dock and stormwater demonstration site. A JOA is in place that defines the roles and responsibilities of each party. Due to the size and location of this park, as well as the terms and conditions of the JOA, land management activities are not necessary. However, the park does exhibit shoreline erosion that has been addressed through a County stormwater demonstration project in order to prevent any further loss of land and to protect the adjacent roadway. Revenue generation is not anticipated at this site due to restrictions placed on the property at the time of acquisition.

### **Charlotte Island**

Acreage: 34.69

Classifications: Open Space

Status: Closed to the Public

Charlotte Island is located in the middle of the City of Beaufort, near Mink Point Boulevard. This property is not accessible by land and it has previously been used by local residents to hunt and camp, even though the County has not opened the property for official public use. Land management of this property will be minimal and limited to vegetation management and invasive exotic plant control. Immediate management

needs include improved access for County staff and enforcement of illegal hunting. Passive recreation on this property is not recommended. Revenue generation is not anticipated at this site.

### **Cherry Point Preserve**

Acreage: 197.80

Classifications: Passive Park, Passive Recreation

Status: Closed to the Public

Cherry Point Preserve consists of two tracts connected by a berm along the Okatie River, contributing to the County's decade long efforts to protect the Okatie River from further degradation. Several structures occur on the properties, including a dilapidated house, an aluminum storage unit, and several sheds and barns. Some structures have already been removed to prevent vandalism and the remaining will be removed during the park development process.

The property includes upland pine and mixed hardwood forests, which grade into maritime forest along the salt marsh edge as the property nears the river. An interesting and unusual feature is an eastern red cedar allée along Pritcher Point Road and the large live oaks scattered throughout the property. Land management activities that could occur on the property would focus mainly around timber management and habitat restoration, including prescribed burning and invasive exotic control. Habitat restoration would benefit the ecological health of the property, improve aesthetics, reduce wildfire hazards, create an excellent environmental education opportunity, allow more efficient trail construction, and the timber could be a source of future revenue.

Although a conceptual development idea for the property was considered upon its acquisition, there are numerous issues that need to be considered and planned for prior to opening the property to the public. Immediate needs include constructing a permanent access road, razing all structures, and conducting silviculture activities. Any future public use and access plans will be vetted through stakeholder engagement and the creation of a conceptual master plan. Additionally, there is the potential for revenue generation with proper timber management.

### **Crystal Lake Park**

Acreage: 24.79

Classifications: Passive Park, Passive Recreation

Status: Open to the Public

Location: Lady's Island Drive, Beaufort

Located on Lady's Island, Crystal Lake provides a natural retreat from its urban surroundings with a forested trail, salt marsh, and scenic view of Crystal Lake. The property includes valuable wildlife habitat, especially bird foraging and roosting habitat in a highly urbanized area. Beaufort County is in partnership with volunteers, many of whom are master gardeners and master naturalists, who maintain the on-site pollinator garden.

Park improvements include a parking area, covered walkway, picnic pavilion, earthen and boardwalk trails, fishing pier and the "green" renovation of the Butler marine building, which provides office space for the Passive Parks Department and the Beaufort Soil and Water Conservation District (BSWCD).

Due to the proximity to adjacent neighborhoods and roadways, land management activities will consist mainly of vegetation management and invasive exotic plant control, as needed. Revenue generation from this property includes an office space rental agreement with BSWCD and intermittent rental of the office conference room.

### **Duncan Farms**

Acreage: 79.00

Classifications: Recreational/Special Use, Regional Park

Status: Closed to the Public

This property in northern Beaufort County has an agricultural history and is in an area of the County with abundant rural land. The property is mostly large open, fallow fields with a tree-lined perimeter and low ditches traversing the grounds. Land management on this property is minimal and includes mowing and/or prescribed burning to maintain the open fields where native ground cover has reestablished. In 2019, the County approved a lease agreement with the Daufuskie Marsh Tacky Society (DMTS) for the collection of hay and housing of marsh tacky horses, which provides revenue to the Passive Parks Department. Terms of the lease agreement state the DMTS is to provide open hours for the public once they become operational on the property.

### **Evergreen/New Leaf**

Acreage: 107.20

Classifications: Passive Park, Regional Park

Status: Closed to the Public

The Evergreen and New Leaf properties are located off Highway 170 and Davis Road. These two properties were acquired jointly with County RCLPP and stormwater funding. Stormwater ponds have been constructed on each of these properties and a timber harvest has been conducted in preparation for future longleaf pine habitat restoration activities. Future public access and use will be fully vetted through the stakeholder process. Revenue generation through timber management was completed at this site in 2022.

### **Forby**

Acreage: 11.44

Classifications: Open Space

Status: Closed to the Public

The Forby property is located off Fording Island Road in the Bluffton area between highly developed commercial properties. A portion of the south section of the original parcel has been used for the construction of the Bluffton Parkway. The remaining parcel is composed entirely of swamp forest and appears to be the main stormwater runoff for the surrounding parcels. Land management would be minimal at this site and focus on hand control of invasive exotic vegetation as needed. Passive recreation at this site is not recommended. Revenue generation is not anticipated at this site.

### **Fords Shell Ring**

Acreage: 6.89

Classifications: Special Resource Site, Pocket Park



Status: Closed to the Public

The Fords Shell Ring property is jointly owned by Beaufort County and the Town of Hilton Head. There is currently no parking and limited access to the property off Squire Pope Road. The property consists of mostly upland forests with some frontage on Skull Creek. A 4,000 year old shell ring occurs on the property and therefore makes this a unique and sensitive site for land management and public use. Land management would be minimal at this site and would focus on vegetation management and invasive exotic control, as needed. In 2020, the County and Town staff began public access and trail planning for the property. Improvements will include a gravel parking area, earthen loop trail water-side bench and interpretive signage. Additionally, the Hilton Head Archaeological Society is interested in providing interpretive tours and trail maintenance on the property. Revenue generation is not anticipated at this site.

### **Fort Frederick Heritage Preserve**

Acreage: 2.58

Classifications: Special Resource Site, Passive Recreation

Status: Open to the Public

Location: Old Fort Road, Port Royal

Two hardwood-forested County owned parcels abut the DNR Fort Frederick tabby ruins parcel on the Beaufort River in the Town of Port Royal. The Fort parcel is owned and managed by DNR. The County owned parcels are maintained by the Town of Port Royal. The Fort, built in the 1730's, is of historical importance and believed to be the oldest tabby structure in South Carolina.

Due to the size and historical significance of the County owned parcels, no land management activities are needed. The County and DNR have entered into various agreements for the development of public access and a passive park. As of 2021, an access road, parking and picnic pavilion have been constructed on the County owned parcels for public use. Future plans include a pier and dock with kayak launch. Revenue generation is not permitted at this site due to the various agreements between the County and DNR.

### **Fort Fremont Preserve**

Acreage: 16.98

Classifications: Special Resource Site, Passive Recreation

Status: Open to the Public

Location: Lands End Road, St. Helena Island

Located on Lands End Road on the southwestern end of St. Helena Island, Fort Fremont is perhaps the best example of use for historic tourism. In a 2013 tourism study conducted by Regional Transactions Concepts LLC that estimated the impact of tourism spending in Beaufort County, it was determined there were 174,535 visitors to Beaufort, Port Royal, and St. Helena, which does not include visits to Hunting Island. Therefore, there is an incredible opportunity for Fort Fremont to attract visitors.

The Fort was built in 1898 to defend the Port Royal Sound, during the outbreak of the Spanish-American War. The property was acquired by the Program with plans to preserve the overgrown and rapidly deteriorating property. In 2021, improvements to the property were completed including sidewalk trails with interpretive signage, a picnic pavilion and history center. The County works in partnership with the Friends of Fort Fremont (FFF) to maintain the site. The FFF currently lead historic tours at the park and

have built a diorama of the Fort as it looked in the early 1900's. To facilitate the historic tours and visiting public, the FFF are housed at the history center and agreements detailing duties and responsibilities have been executed.

Due to the historic nature of the site, land management activities will consist mainly of vegetation management and invasive exotic plant control, as needed. There is a possibility of generating revenue through visitor donations, user fees for large tour groups, or a general recreational user fee. These opportunities require continued discussion and coordination between the County and the FFF.

### **The Green**

Acreage: 1.06

Classifications: Open Space, Pocket Park

Status: Open to the Public

Location: King Street, Beaufort

A portion of this property was originally conserved in 2007 as open space and restricted from any improvements. In 2010, additional property was jointly purchased by the County and OLT and a Tenancy in Common Agreement was executed, which outlines responsibilities and permitted uses. Additionally, the City of Beaufort helps to maintain the property. Currently, the property is an open lawn with a mature oak canopy along the edges and is bordered on all four sides by residential roads and homes. Observed uses include canine activities, picnicking, Frisbee tossing, and other low-impact yard activities. There are a few benches scattered on the property. Due to the size and nature of the property, no land management activities are needed. Revenue generation through events is not permitted on this site due to the acquisition agreements..

### **Green's Shell Park**

Acreage: 3.30

Classifications: Recreational/Special Use, Pocket Park

Status: Open to the Public

Location: Squire Pope Road, Hilton Head Island

Located on Squire Pope Road, this property was jointly purchased by the Town of Hilton Head Island and Beaufort County, but was deeded to the Town of Hilton Head Island. Amenities currently on the property include a playground, picnic pavilion with grills, restrooms, and small basketball court. It is one of the more intensely developed sites in the RCLPP inventory. The park is currently maintained by the Town of Hilton Head. Due to the size and nature of this park, no land management activities are necessary. Revenue generation is not anticipated at this site.

### **Ihly**

Acreage: 63.07

Classifications: Passive Park, Passive Recreation

Status: Closed to the Public

The Ihly property is located in northern Beaufort County with 700 feet of frontage on McCalley's Creek. Maritime forest and salt marsh comprise the northern property boundary. The property also contains approximately 30 acres of open fields and a pecan grove centrally located within the interior of the tract.

There are 8-acres of wetlands with two isolated freshwater wetland ponds. Forest types include both mesic and upland mixed hardwood-pine. Beaufort County granted a restrictive easement to the Department of Defense on this property, but the easement allows for a passive park with some limitations. Land management and public use activities will need to be fully vetted through a stakeholder process to ensure appropriateness as it pertains to the terms of the restrictive easement. Possibilities to consider include mechanical and hand vegetation control, shoreline stabilization, water access, and pedestrian trails. Revenue generation is not anticipated at this site.

### **Jenkins Creek**

Acreage: 26.02

Classifications: Recreational/Special Use, Pocket Park

Status: Open to the Public

Location: Eddings Point Road, St. Helena Island

Located on St. Helena Island, the Jenkins Creek property is adjacent to a widely used boat ramp, Eddings Point Boat Landing, along the Morgan River and Jenkins Creek. The property is a small linear strip of scrubby/sandy land under large pines and cedar trees. It is currently used by boaters as an overflow parking area, although it has not yet been improved for that purpose. Due to the size and nature of the property, no land management activities are needed beyond mowing to maintain the open understory. Public use opportunities are very limited given the size and shape of the property. Further discussions among County staff are needed to develop a plan which will optimize the connection and use of the property and the adjacent boat landing. Revenue generation is not anticipated at this site.

Three islands are also associated with the Jenkins Creek property, Palm, Murdaugh, and Legare, which are located directly across the road from the property. These islands remain as a natural undeveloped landscape and are inaccessible by land. Land management would be minimal and would focus on hand control of invasive exotic vegetation as needed. Passive recreation is not recommended on these islands. Revenue generation is not anticipated on these islands.

### **Lucky**

Acreage: 70.69

Classifications: Passive Park, Passive Recreation

Status: Closed to the Public

The Lucky property is adjacent to the Ihly property and contains open fields and grand live oak trees. A 1.5 acre pond is also found in the interior. Some of the property is comprised of mesic forest associated with a wetland drain. Several stands of loblolly pine exist, which have been planted or naturally regenerated. Beaufort County granted a restrictive easement to the Department of Defense on this property, but the easement allows for a passive park with some limitations. Land management and public use activities will need to be fully vetted through a stakeholder process to ensure appropriateness as it pertains to the terms of the restrictive easement and limitations of the property. Possibilities to consider include mechanical and hand vegetation control, pedestrian trails and boardwalks, fishing pier on pond, reforestation and connectivity to the adjacent Ihly property. Revenue generation is not anticipated at this site.

### **Manigault Neck Regional Preserve**

Acreage: 351.70

Classifications: Passive Park, Regional Park

Status: Closed to the Public

This assemblage of properties includes the Manigault Neck, Chechessee, Cool Heart Springs, Jeter, and Okatie Highway Island acquisitions located along Hwy 170/Callawassie Drive and Chechessee Creek. The Manigault Neck Regional Preserve is a forested assemblage of properties that offers numerous land management and recreational possibilities. There is also a small church located on one of the properties, which is under a Lease agreement with the County. Due to the size, location, and accessibility of these properties, there are a variety of public uses that could be provided, including trails, open-air pavilion with picnic tables, boardwalks and overlooks along the marsh front, and water access to Chechessee Creek. Until such time as a conceptual park plan can be developed, land management will be needed in the form of timber management, vegetation management, invasive exotic plant control, and prescribed burning. A timber thinning was completed in 2022, therefore additional long term silviculture activities is not required.

### **McDowell Hummocks**

Acreage: 3.96

Classifications: Open Space

Status: Closed to the Public

These very small hummocks are located off Sea Island Parkway and Harbor Island Bridge. They are inaccessible by land, but are occasionally used as a fish camp by local residents, even though the County has not opened them for official public use. Due to the remoteness of these small islands, land management will be minimal and limited to invasive exotic plant control, as needed. At this time, public access and use is not recommended. Immediate management needs include improved County staff access, boundary signage, and enforcement of any illegal activities. Revenue generation is not anticipated at this site.

### **McLeod**

Acreage: 98.12

Classifications: Passive Park, Passive Recreation

Status: Closed to the Public

The McLeod property in northern Beaufort County contains upland pine/hardwood forests, maritime forests and salt marsh associated with the Whale Branch River. There are two large open pastures in the middle of the property and two underground natural gas pipelines running through portions of the property. A portion of the property also connects to the old railroad, which is slowly being converted into the Spanish Moss Trail. Access is currently through a gate and gas line easement along Detour Road, which is controlled by Santee Cooper. Additionally, Beaufort County granted a restrictive easement to the Department of Defense on this property, but the easement allows for a passive park with some limitations.

Land management and public use activities will need to be fully vetted through a stakeholder process to ensure appropriateness as it pertains to the restrictive easement. Possibilities to consider include mechanical and hand vegetation control, prescribed burning, a parking area, restroom facilities, pedestrian trails and boardwalks, picnic pavilion, scenic vista overlook, and a kayak launch. Discussions with Beaufort

Jasper Water and Sewer Authority will also be needed for any connection to the old railroad. Revenue generation is not anticipated at this site.

### **Mitchelville Beach**

Acreage: 20.00

Classifications: Passive Park, Passive Recreation

Status: Closed to the Public

The Mitchelville Beach property is co-owned by the County and Town of Hilton Head. It consists of undeveloped beach front and unique habitat types ascending from the beach to the forested uplands. It is also a refuge for wildlife species that have limited space in this highly urban environment. The property is subject to dumping and has had trash and litter scattered throughout. Land management of this property is minimal and would consist of vegetation management and invasive exotic plant control. The immediate management need is enforcement of illegal activities to curb continued dumping and off-road vehicles. There is potential for a small parking area and trail/boardwalk from Mitchelville Road to the beach, which will need further discussions between County and Town staff to appropriately develop public access. Revenue generation is not anticipated at this site.

### **Mobley/4P Hummock**

Acreage: 99.75

Classifications: Passive Park, Passive Recreation

Status: Open to the Public (by appointment only)

Location: Hwy 170 at Chechessee River Boat Landing, Okatie

These properties consist of one large tract and several nearby hummocks. These lands are located along Hwy 170 on the south of the Chechessee River Bridge adjacent to a boat ramp and other conservation lands. The Mobley property is co-owned by the County and the Port Royal Sound Foundation (PRSF), who helps maintain the property and conducts environmental education programs as per a JOA. The PRSF also owns a 10-acre out-parcel within the Mobley property, which will be developed into an environmental education center.

Various natural features include natural regenerated pine uplands, freshwater wetlands, salt flats and marsh, and maritime forest. Due to the reluctance of the PRSF, land management activities are limited and not going to be pursued until both parties agree to amend the JOA. There are a few small wooden structures built as Eagle Scout projects in coordination with the PRSF that allow the PRSF to implement their educational programs. Those structures include an outdoor classroom with a podium and seating, benches, and bird houses. The PRSF and County staff have agreed upon a conceptual master plan for passive recreation. Although public access will not be permitted on the smaller hummocks, which will remain as open space, there is great potential for public environmental interpretation on the Mobley property. Park improvements in the master plan include pedestrian trails/boardwalks and wetland overlooks or wildlife viewing platforms. Revenue generation is not anticipated at this site.

### **New Riverside Regional Preserve**

Acreage: 846.48

Classifications: Passive Park, Regional Park

Status: Closed to the Public

Most of the New Riverside property is wet and consists of impounded rice fields and scattered hummock islands, making vehicular access difficult. The Garvey Hall property is nearby to the New Riverside property and, although not directly connected, the properties are close enough that they will be planned together as one Regional Park and explore options for connectivity through additional acquisitions or access/trail easements.

In 2019, the County completed the conceptual master plan for the properties, which offers a variety of prospective uses including a parking area, restroom, picnic pavilion, trails, kayaking, and camping. A comparable property that could be used as a reference is the CawCaw Interpretive Center in Ravenel, which is owned and operated by Charleston County PRC. The potential for revenue generation through an ecotourism-based recreational opportunity is high for these properties. Land management activities could consist of timber management, prescribed burning, mechanical and/or hand vegetation control, and invasive exotic plant and animal control.

#### **North Williman Island/Buzzard Island**

Acreage: 5,000.00/120.00

Classifications: Recreational/Special Use, Passive Recreation

Status: Open to the Public

Location: Bull River, St. Helena Sound Wildlife Management Area

North Williman Island and Buzzard Island, located in Bull River, were some of the first properties purchased shortly after the passing of the first RCLPP referendum. Beaufort County is a ¼ co-owner with DNR on both of these properties. The size and location of these islands within the St. Helena Sound Wildlife Management Area presents a wonderful opportunity to manage this property as a public hunting Area. In 2018, the County and DNR entered into a management agreement for these islands.

Land management on these properties is specified in the management agreement and is compatible with current activities being conducted in the ACE Basin National Estuarine Research Reserve. Additionally, other public use and access to these properties will be vetted through a stakeholder engagement process and a Management Plan will be created by DNR. Close coordination with DNR will be necessary to ensure appropriate land management and resource sharing opportunities. Revenue generation through the sale of hunting licenses will be coordinated by DNR.

#### **Okatie Regional Preserve**

Acreage: 186.62

Classifications: Passive Park, Regional Park

Status: Closed to the Public

This property consists of maritime forest, wetlands, salt marsh, and mixed hardwood pine forests. It is located in the Town of Bluffton, off Highway 278, and has extensive frontage along the Okatie River and encompasses much of the wetland headwaters. In 2023, the property was listed in the Old Growth Forest Network and perpetually protected from any timber harvesting. Passive recreation potential is high on this property and may include pedestrian and biking trails, boardwalks, overlooks, and water access. Any future public use and access plans will be vetted through stakeholder engagement and the creation of a conceptual master plan. Due to the wetland nature of this property, land management activities will consist

mainly of invasive exotic plant removal, mechanical or hand control of understory vegetation, and prescribed fire as needed. Revenue generation is not anticipated at this site.

### **Okatie River Park**

Acreage: 17.80

Classifications: Passive Park, Passive Recreation

Status: Closed to the Public

The Okatie River Park property is a linear buffer of open pasture and tree-lined swales along the Okatie River north of Hwy 278. There are also a house, barn, and small pavilion located on the southern end of the property. In 2019, the adjacent property owner and the County entered into a Development Agreement, which specifies roles, responsibilities and a timeline for park planning and construction. In 2021, a conceptual master plan for the park was completed. In 2022, construction plans for the park were started. Land management of this property is minimal and would consist of vegetation management and invasive exotic plant control. Revenue generation is not anticipated at this site.

### **Oyster Factory Park**

Acreage: 9.06

Classifications: Recreational/Special Use, Pocket Park

Status: Open to the Public

Location: Wharf Street, Bluffton

Because of its convenient location in the heart of Bluffton on the May River, Oyster Factory Park is well used by visitors and the local community to access the river and is a site for special events and functions. The park connects the community to Bluffton's historic oystering past and preserves a beautiful bluff providing a buffer from the residential and commercial development occurring in the surrounding community. In 2004, the Town of Bluffton and Beaufort County entered into a management agreement for the park. In 2022, Beaufort County approved an update to the Town's master plan for continued capital improvements.

Existing improvements include a boat ramp, signage, wooden fences, a short nature trail through the wooded area, parking lots for trailered and non-trailered vehicles, the Garvin House, an open air pavilion, restrooms, an oyster roast area with tables, and benches. OLT holds a conservation easement on two of the Oyster Factory Park parcels, which identifies the uses and permitted structures of those parts of the property. Due to the size and nature of this park, no land management activities are necessary. Revenue generation is achieved through event rentals with all proceeds going to the Town of Bluffton for continued maintenance and services.

### **Paige Point Cemetery**

Acreage: 1.83

Classification: Special Resource Site, Pocket Park

Status: Closed to the Public

Paige Point Cemetery is a mixed hardwood forest canopy over an active historic cemetery site located off Paige Point Road in Sheldon. The site is not suitable for land management, passive recreation, or revenue

generation. In 2020, grounds and grave marker improvements were completed as per the plan provided by Major General (Ret.) Mitch Mitchell.

### **Pinckney Colony Preserve**

Acreage: 38.21

Classifications: Open Space, Passive Recreation

Status: Open to the Public

Location: Pinckney Colony Road, Bluffton

Pinckney Colony Preserve is at the corner of Pinckney Colony Road and Highway 278. Most of the property is freshwater wetlands and conserved for water quality purposes. The small upland area has a picnic space with tables and trash cans. A storm water pond has also been constructed on the property to accommodate stormwater runoff from Highway 278. The Beaufort County Parks and Recreation Department is responsible for property maintenance. Due to the wetland nature of the property, no land management activities are necessary. Additionally, any future trail development on this site would require extensive boardwalks. As of the production of this report, no additional public access on the property is being planned due to the extensive presence of wetlands and sensitivity of the habitat to development. Revenue generation is not anticipated at this site.

### **Pinckney Point**

Acreage: 232.60

Classifications: Passive Park, Passive Recreation

Status: Closed to the Public

Pinckney Point consists of one large parcel and several smaller lots adjacent to each other, which are located between the Colleton and Okatie Rivers at the terminus of Pinckney Colony Road. The combined properties consists of open, fallow fields with some naturally regenerating pine, a semi-connected island, and an open vista overlooking high marsh. A couple of houses, a barn, tabby and brick ruins and several smaller sheds occur on the properties and are in need of demolition. In 2019, the barn and tabby ruins were evaluated for historic significance and preservation measures.

Land management activities that could occur on the property would focus mainly around forestry and longleaf pine restoration efforts, including prescribed burning and invasive exotic plant control. Habitat restoration would benefit the ecological health of the property and create an excellent environmental education opportunity. A timber thin was completed in 2022 generating revenue for future reforestation activities.

An initial conceptual park plan could be revisited as a starting point in the creation of any new park development plan. This property lends itself to many public use and revenue generating possibilities, including picnic pavilions, trails, historic/environmental education, silviculture, eco-tourism, and event rentals. Any future public use and access plans will be vetted through stakeholder engagement and the creation of a conceptual master plan.

### **Pineview Preserve**

Acreage: 118.30

Classification: Passive Park, Passive Recreation



Status: Closed to the Public

Pineview Preserve is a large upland forested tract of mixed pine and hardwoods with scattered depression marshes along Rock Springs Creek. Access to the property is located on Sams Point Road on Lady's Island. There are existing roads from its previous use as hunting property. The maturity of the forested canopy indicates it has remained in a relatively untouched state for several decades. The property is surrounded by single family residential homes, some of which are encroaching upon the property with minor structures and fencing. In 2021, a conceptual master plan was completed for the property, which includes hiking/biking trails, parking, restrooms and wildlife observation platforms. Land management possibilities may be limited due to the sensitivity of the adjacent homeowners and could include mechanical and hand vegetation control and invasive exotic species control. Revenue generation is not anticipated on this property.

### **Port Royal Battlefield**

Acreage: 13.86

Classification: Special Resource Site, Passive Recreation (restricted)

Status: Open to the Public (restricted)

Location: Hwy 21, Beaufort

The Port Royal Battlefield property is a small developed site with historic significance as a portion of the Revolutionary War's 1779 Battle of Port Royal Island. The battle that occurred on this property was a significant victory of Patriot troops over the British troops attempting to occupy Port Royal Island. Other noteworthy historical facts include Thomas Heyward Jr. and Edward Rutledge, two signers of the Declaration of Independence, were combatants in the battle; and this battle was one of the earliest documented use of Black troops in the Revolutionary War.

The County granted a restrictive easement to the Department of Defense, which limits public access and use to no more than 20 visitors a day. The County has also granted a conservation easement to the Battleground Trust, which details responsibilities and uses for the property as an interpretive site. The existing building on the property is used for County storage needs and no other buildings or structures will be constructed. Land management will be minimal and limited to invasive exotic plant control. Revenue generation is not anticipated at this site.

### **Shell Point**

Acreage: 11.92

Classification: Open Space

Status: Closed to the Public

Shell Point was purchased to stop additional residential development in a highly developed area. The property contains both jurisdictional and non-jurisdictional wetlands and preservation prevents the exacerbation of stormwater issues. At this time, this property will remain open space for stormwater retention. Due to the size, location, and nature of the property, land management will be minimal and limited to invasive exotic plant control. Public access and revenue generation are not anticipated at this site.

### **Station Creek**

Acreage: 4.56

Classifications: Recreational/Special Use, Pocket Park

Status: Closed to the Public

Located on St. Helena Island, this property is adjacent to a widely used boat ramp, Buddy and Zoo Boat Landing, along Station Creek. The property has an open field under large mature live oaks and other hardwoods, and also has a dilapidated house and defunct restroom facility. The property is currently used by boaters as an overflow parking area, although it has not yet been improved for that purpose, nor is it officially open to the public. Due to the size and nature of the property, no land management activities are needed. Public use opportunities need to be discussed further, but may include demolition of existing structures and improvements such as a restroom, parking, picnic tables, and signage. Revenue generation is not anticipated at this site.

### **Stoney Preserve**

Acreage: 8.11

Classifications: Open Space, Pocket Park

Status: Closed to the Public

Stoney Preserve is jointly owned by Beaufort County and the Town of Hilton Head. This property is located off Spanish Wells Road just south of the bridge over Jarvis Creek. Spanish Wells Road has a bike lane as well as a parallel walking path. The property has a picturesque view of Jarvis Creek with an open area used occasionally for bank fishing, although it has not been officially opened to the public. There is a small trail, an existing driveway entrance, and some dumping/littering occurs on the property.

Land management of this property is minimal and will consist of mechanical and hand vegetation control and invasive exotic plant control. The immediate management need is enforcement of illegal activities to curb continued littering, as well as regular mowing of the open area to maintain the open space and view. Various storm events have left large downed trees, which need to be cleared from the existing trail. Other improvements that could be done include shoreline stabilization, a small open-air picnic pavilion, a fishing/crabbing platform, a small earthen parking area, and split rail fencing. Revenue generation is not anticipated at this site.

### **Whitehall Park**

Acreage: 9.72

Classifications: Passive Park, Passive Recreation

Status: Open to the Public

Location: White Hall Drive, Beaufort

Located off Highway 21 on Lady's Island, Whitehall Park was acquired by the County with the assistance of private donations and a grant through OLT. Beaufort County retains sole ownership, however the County granted a conservation easement to the OLT. Additionally, the County and City of Beaufort have entered into a Lease Agreement, which enumerates the maintenance responsibilities of both parties.

Whitehall Park consists of a mature urban tree canopy over a shrub/grass understory on a peninsular point within the Beaufort city limits at the base of the Woods Memorial Bridge. A band of salt marsh and a small

tributary to the Beaufort River abut the waterfront edge of the property. Due to the Conservation Easement restrictions, the property will be solely used for passive recreation and will have limited impervious surfaces and structures. In 2019, a pair of Bald Eagles began building a nest on the property, which is monitored by County staff.

Land management of this property is minimal and will consist of mechanical and hand vegetation control and invasive exotic plant control. The City of Beaufort will maintain the property and the County will provide arborist recommendations as needed. Improvements completed on the property include a pavilion, restrooms, picnic garden and multi-use trail. Future improvements will also include a fishing pier and dock for unmotorized vessels. Revenue generation through event rentals is anticipated and proceeds will go to the City of Beaufort for continued maintenance.

### **Widgeon Point Preserve**

Acreage: 162.24

Classifications: Passive Park, Passive Recreation

Status: Open to the Public

Location: Hwy 170, Okatie

Located off Highway 170 at the base of the Broad River Bridge on Lemon Island, Widgeon Point Preserve is a beautifully wooded property ideally located, equidistant from southern and northern Beaufort County. OLT is a 1/8<sup>th</sup> co-owner and active partner, and have entered into a JOA with the County, which details the roles and responsibilities of each party. The property hosts a pair of Bald Eagles that nest between October and May every year and are monitored by County staff.

The Preserve boasts a parking area, restrooms, picnic pavilion, bird blind, water fountain, and 0.7 mile looped earthen nature trail for public passive recreation. A rustic barn provides revenue generation as a limited event space for the County. Land management needs on this property are minimal and include prescribed burning and invasive exotic plant control as needed.

### **Wright Family Park**

Acreage: 1.29

Classifications: Recreational/Special Use, Pocket Park

Status: Open to the Public

Location: Calhoun Street, Bluffton

Located in the Town of Bluffton adjacent to the Calhoun Street Public Dock, this property contains an open understory beneath oaks with frontage on the May River. The Squire Pope Carriage House was built on the property around 1850 and was the village cottage of one of Bluffton's founders, Squire William Pope. The main dwelling was burned in 1863 and the two remaining buildings were joined after the family returned to Bluffton following the Civil War. The Squire Pope Carriage House is one of the most significant historic buildings in the Town of Bluffton's Historic District and on the National Register of Historic Places. The County and Town co-purchased the property in May 2017 to protect the historic building and provide passive public park/open space on the May River.

No land management is needed on this property. The Town of Bluffton manages and maintains the property, as per a joint agreement between the County and the Town. Park improvements include a

bulkhead promenade on the May River shoreline, walkways, parking, seating areas, restrooms, a catering kitchen, crabbing dock, a large open lawn area, benches, and lighting. Additionally, the cottage will be restored. Revenue generation may occur through event rental with proceeds going to the Town for continued maintenance.

## Conservation Easements

---

The RCLPP also protects land through the purchase of development rights via a conservation easement. Conservation easements are proactive tools used to protect rural land, thereby preserving natural resources and reducing incompatible development. The RCLPP goals are compatible with local, state, and federal partners and frequently those partners, including the Marine Corps Air Station, U.S. Department of Agriculture Natural Resource Conservation Service, and local municipalities participated in the purchase of conservation easements.

Many of these properties continue to be active farms or working lands contributing to the local economy and remain privately owned. Most of the conservation easements are held by OLT, which annually monitors these easements, however some easements are held by Beaufort County itself.

Annual monitoring is a very important part of an easement program. Landowners receive payment or accept tax benefits in exchange for the easement donation. The organization that holds the easement has a duty to ensure no abuses are occurring, and the landowners should be held to the agreements they have signed. Monitoring should be completed by a trained individual who understands the conservation easement document terms. The IRS guidelines for conservation easement compliance include:

- The organization must have the commitment to protect the conservation purposes of the donation and resources to enforce the restrictions of the conservation easement. Treas. Reg. § 1.170A-14(c)(1).
- Organizations that accept easement contributions and are committed to conservation will generally have an established monitoring program such as annual property inspections to ensure compliance with the conservation easement terms and to protect the easement in perpetuity.
- The organization must also have the resources to enforce the restrictions of the conservation easement. Resources do not necessarily mean cash. Resources may be in the form of volunteer services such as lawyers who provide legal services or people who inspect and prepare monitoring reports.

County PZD staff currently monitor the properties listed below on an annual basis to ensure compliance with easement terms and conditions:

Property Name	Acreage	Grantee	Additional Grantee/Co-holder
Winn Tract	68.91	Beaufort County	USDOD
Penn Center (Tree Farm)	195.41	Beaufort County	USDA-NRCS
Rathbun	27.50	Beaufort County	USDOD
Seabrook Road Donation	14.88	Beaufort County	N/A

## Strategic Goals

---

The following Passive Park Department strategic goals closely align with the Beaufort County Comprehensive Plan Land Use and Natural Resources chapters and will be reviewed and updated, as needed, every five (5) years coinciding with the Beaufort County Comprehensive Plan review period.

### Develop Management and Regulatory Standards

The foundation for any public use program requires regulations and standards upon which to build an appropriate management system for sustainable long-term public enjoyment.

- Review and assess existing code and ordinances and, where needed, develop and review such that will ensure perpetual protection of passive park properties and public use thereof.
- Develop appropriate revenue income from passive park properties and the appropriate distribution of such funds towards long-term management of those properties.
- Collaborate with various County Departments on planning and mapping updates, purchasing and construction processes and standards, and maintenance and security requirements.
- Develop marketing and branding standards for the Beaufort County Passive Parks Department.

### Implement Planning and Infrastructure Development

Implementing the appropriate planning processes will ensure proper infrastructure development on passive park properties while maintaining the conservation value of the acquired lands.

- Assess each passive park property for fencing, gating, access, and boundary posting needs.
- Develop a priority list of passive park improvement possibilities.
- Develop individual management plans, which will incorporate land management resource needs, public use opportunities, and revenue generation possibilities.

### Collaborate with Stakeholders

Collaboration with various stakeholder groups is crucial in the successful planning of public use projects in order to optimize needs of the community and protection of the natural resources.

- Continue to coordinate with the RCLPP on acquisition of properties that enhance the existing system of lands and are consistent with the Beaufort County Comprehensive Plan and Greenprint.
- Engage co-owners, funding partners, adjacent landowners, neighboring communities, and other stakeholders during the conceptual master planning process for passive park properties.

### Create an integrated Passive Parks Department – *This was accomplished as of July 1, 2023.*

Long-term success will depend on the creation of a Department dedicated to the continued management, development, maintenance, and operations of the system of passive parks.

- Create a need assessment for a Passive Parks Department, which will include an organizational structure, park maintenance needs and costs, staffing and/or contractual requirements, and funding possibilities.
- Collaborate with County administrators and County Council towards the creation of the Department.

## **Passive Parks Priority Table**

---

The following table provides a prioritized list of passive park properties and their public use and revenue generation possibilities. All tiers, terms, and acronyms are defined in the Acronyms and Definitions section on page 3.